



Entered on Docket
May 10, 2010

Bruce A. Markell

Hon. Bruce A. Markell
United States Bankruptcy Judge

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Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement dated as of November 1,
2004 Asset Backed Pass-Through Certificates Series 2004 WHQ2
09-78009 / 0322724790

UNITED STATES BANKRUPTCY COURT

SOUTHERN DISTRICT OF NEVADA

In Re:

Ronaldo M. Pador and Marilou G. Pador

Debtors.

07-17638-bam

Motion no.
Date:
Time:

Chapter 13

ORDER VACATING AUTOMATIC STAY

Pursuant to the Declaration re Breach of Condition filed on April 23, 2010 and Debtors failure to
cure the default prior to its expiration, and good cause appearing.

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the
2 above-entitled bankruptcy proceeding is immediately vacated and extinguished for all purposes as to
3 Secured Creditor, Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement dated as
4 of November 1, 2004 Asset Backed Pass-Through Certificates Series 2004 WHQ2 its assignees and/or
5 successors in interest, and Secured Creditor may proceed with a foreclosure of and hold a Trustee's Sale
6 of the subject property, generally described as 5348 Reardon Court , North Las Vegas NV and legally
7 described as follows:

8 Parcel One (1):

9 Lot 14 of Arbor Gate, as shown by map thereof on file in Book 91 of Plats, Page 71 in the Office
10 of the County Recorder of Clark County, Nevada.

11 Parcel Two (2):

12 A non-exclusive easement for ingress, egress and enjoyment in and to the Association property
13 as set forth in the Declaration of Covenants, Conditions and Restrictions for County Garden
14 (Arbor Gate) a dCommon Interest Community, recorded February 25, 2000 in Book 20000225
as Document No. 00963, of Official Records of Clark County, Nevada, as that same may from
time to time be amended and/or supplemented, which easement isn appurtenant to Parcel One (1).

15 Assessor's Parcel No: 124-31-220-014

16 pursuant to applicable State Laws, and thereafter commence any action necessary to obtain complete
17 possession of the subject property.

18 IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall give
19 Debtors at least seven business days' notice of the time, place and date of sale.

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1 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Secured Creditor hereby
2 withdraws its secured Proof of Claim filed in this matter. The Secured Creditor shall notify the Trustee
3 of the completion of the foreclosure sale. If applicable, Secured Creditor may thereafter amend its
4 secured Proof of Claim to an unsecured Proof of Claim no later than forty-five (45) days after the
5 foreclosure sale.

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7 Submitted by:

8 Wilde & Associates

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10 By G. L. Wilde #10235
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